

**This instrument prepared by:**  
**Melissa Kessler Smith**  
**Smith Kessler Smith, LLC**  
**2223 Graymoor Lane**  
**Waverly, Alabama 36879**

**SEND TAX NOTICE TO:**  
**David Barnes**  
**Ramona Barnes**  
**311 Wynlake Drive**  
**Alabaster, Alabama 35007**

### **GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of **Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, **Portrait Homes BHM, LLC, a Delaware limited liability company** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **David Barnes and Ramona Barnes** as joint tenants with rights of survivorship (hereinafter Grantees), all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

**Lot 172, according to the Resurvey of Wynlake Phase 4B, as recorded in Map Book 22, Page 63, in the Probate Office of Shelby County, Alabama.**

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Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, and including the following:

1. Easements, restrictions, conditions, setback lines, and all other matters as shown in recorded plat of subdivision as recorded in Map Book 22, Page 63 in the Office of the Judge of Probate for Shelby County, Alabama.
2. Amended and Restated Declaration of Protective Covenants for Wynlake Subdivision as recorded in Instrument 20220513000197380 in the Office of the Judge of Probate for Shelby County, Alabama.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's successors and or assigns covenant with the said Grantees, their heirs, executors, and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and or assigns shall warrant and defend the same to the said Grantees, and their heirs, executors, and administrators forever, against the lawful claims of all persons.

16<sup>th</sup> IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16<sup>th</sup> day of June 2025.

Portrait Homes BHM, LLC  
A Delaware limited liability company

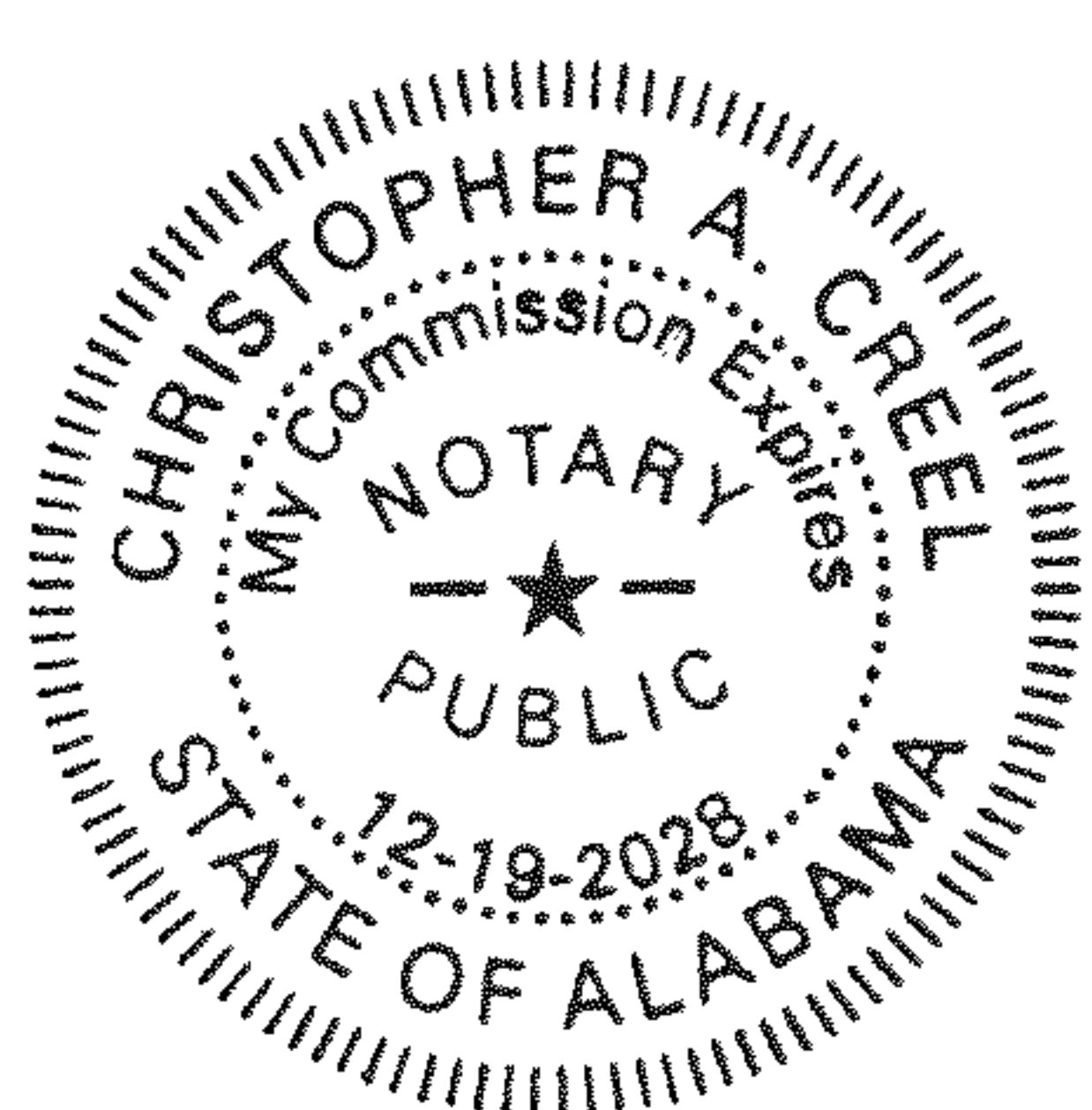


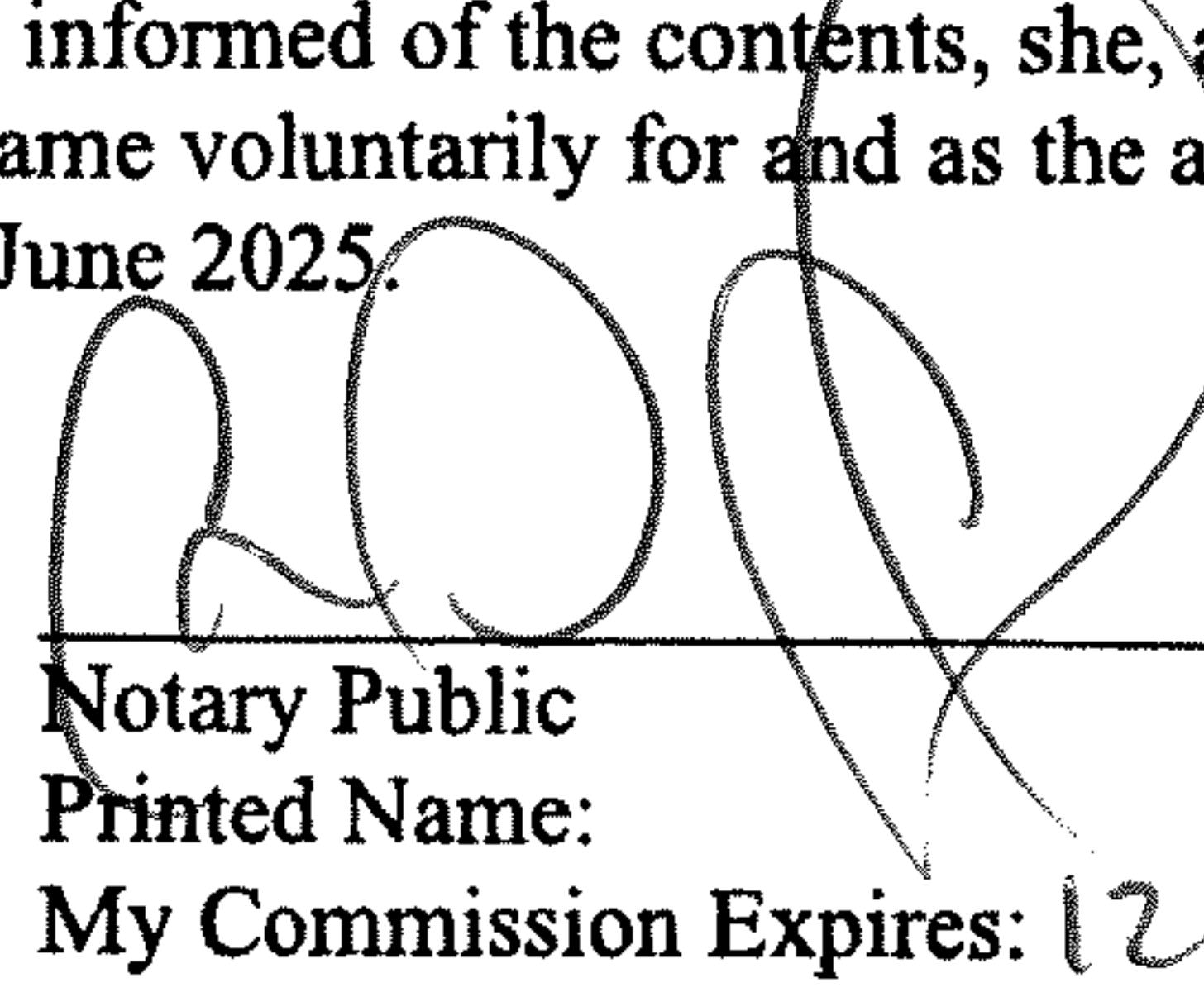
By: Robin Hayes  
Title: Authorized Signatory

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robin Hayes, whose name as Authorized Signatory for Portrait Homes BHM, LLC, a Delaware limited liability company, is signed to the foregoing conveyance and who is known to me and after being duly sworn, acknowledged before me on this day that, being informed of the contents, she, as such authorized signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given on this the 16<sup>th</sup> day of June 2025.



  
Notary Public  
Printed Name:  
My Commission Expires: 12/19/2028

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Portrait Homes BHM LLC  
 Mailing Address PO Box 361405  
Birmingham, AL 35236

Grantee's Name David Barnes and Ramona Barnes  
 Mailing Address 2111 North Grande View Lane  
Alabaster, AL 35114

Property Address 311 Wynlake Drive  
Alabaster, AL 35007

Date of Sale 06/ 16 /2025  
 Total Purchase Price \$435,000.00  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
 (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other \_\_\_\_\_  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

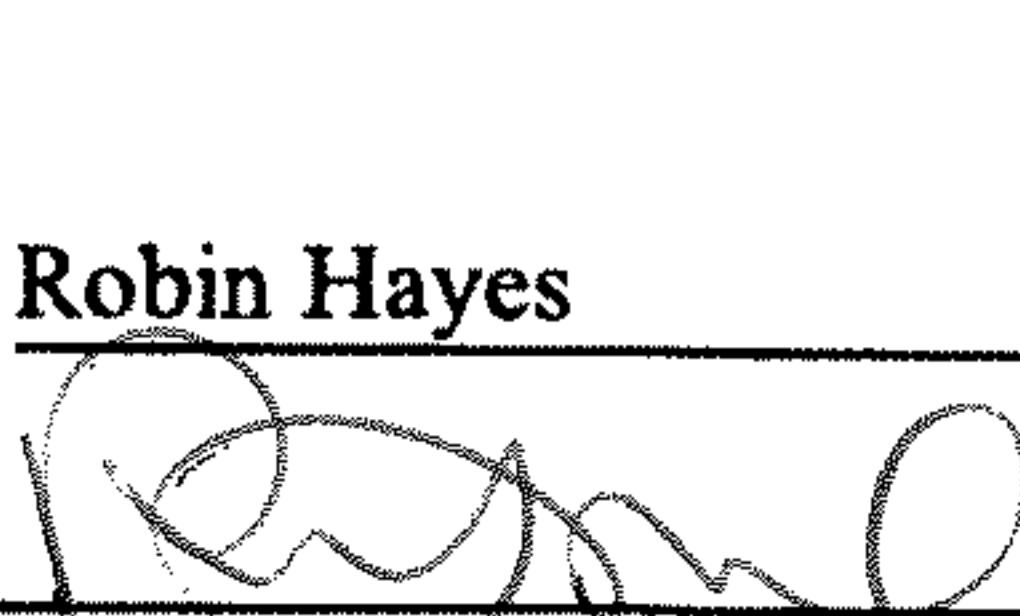
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 06/ 16 /2025

Unattested

Print Robin Hayes

Sign



(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/18/2025 09:45:39 AM

\$463.00 BRITTANI

20250618000186170



Form RT-1

*Allie S. Boyd*